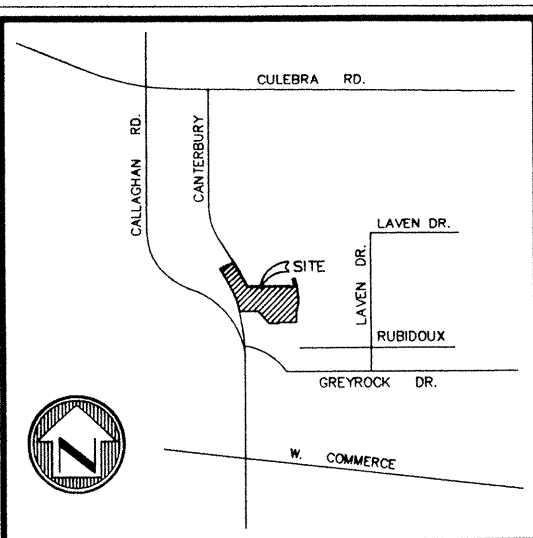


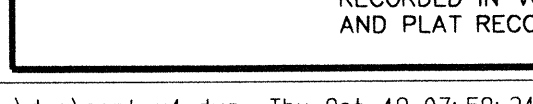
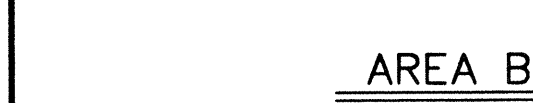
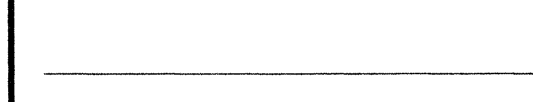
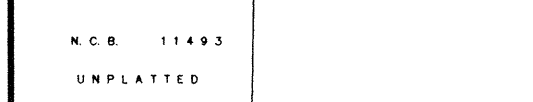
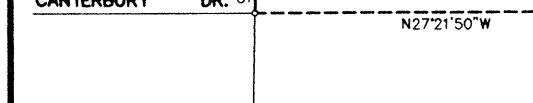
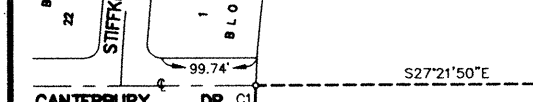
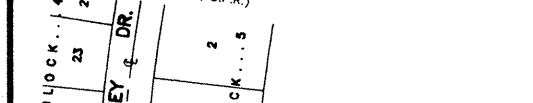
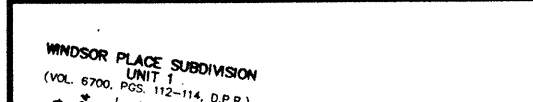
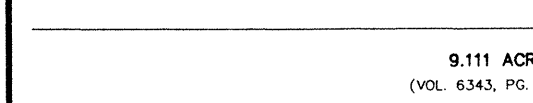
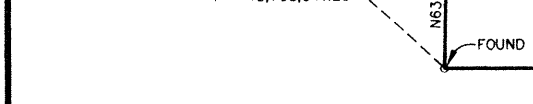
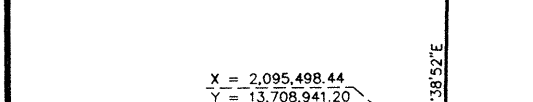
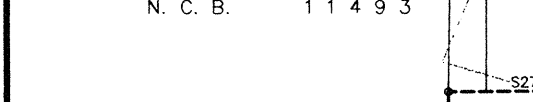
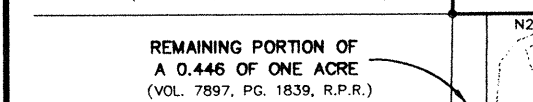
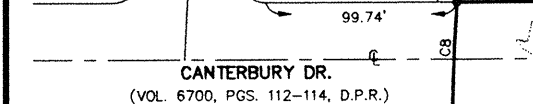
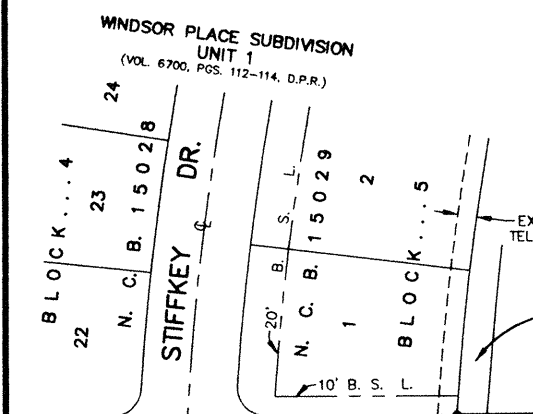
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COUNTY CLERK
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Book 9551 Page 172

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LOCATION MAP



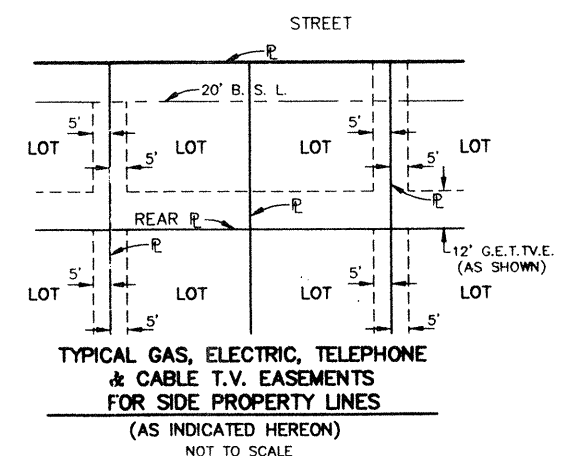
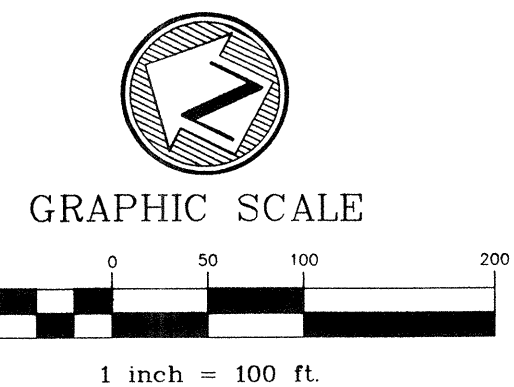
LINE	BEARING	LENGTH
L1	S00°18'24"E	80.30'
L2	S89°41'36"W	147.68'
L3	S74°06'23"W	54.55'
L4	S74°06'23"W	54.55'
L5	S89°41'36"W	147.68'
L6	S00°18'24"E	80.30'
L7	N72°28'09"E	50.00'
L8	N72°28'09"E	50.00'
L9	N71°58'40"E	50.00'
L10	S00°18'24"E	57.00'
L11	S00°00'05"W	19.22'
L12	S00°18'24"E	67.23'
L13	N00°16'33"W	4.64'
L14	N78°13'43"E	25.56'
L15	N89°58'01"W	86.68'
L16	N78°13'43"E	15.21'
L17	N59°45'03"W	35.95'
L18	N32°12'30"E	35.95'
L19	N78°13'43"E	15.21'
L20	N89°58'01"W	86.68'
L21	N00°00'59"E	57.45'
L22	N89°58'01"W	50.57'
L23	N00°18'24"W	51.22'
L24	N89°58'01"W	16.74'
L25	N89°58'01"W	11.14'
L26	N00°00'59"E	73.47'
L27	N42°46'33"W	56.10'
L28	S83°32'31"E	5.62'
L29	S23°32'31"E	5.62'
L30	S39°45'50"W	15.68'
L31	S74°58'50"E	42.44'
L32	S74°58'50"E	61.76'
L33	N00°00'59"E	79.34'
L34	N89°58'01"W	86.68'
L35	N00°18'24"W	61.02'
L36	N05°14'20"W	49.60'
L37	N16°52'49"W	48.81'
L38	N26°24'37"W	45.21'
L39	N27°21'51"W	10.00'
L40	S87°21'51"E	19.02'
L41	N32°38'09"E	19.02'
L42	S23°36'00"W	13.23'

"C.P.S. NOTES AND LEGEND"

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT-OF-WAY AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

"GENERAL NOTES"

1. BUILDING SETBACK LINE ----- B.S.L.
2. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
3. ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
4. TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
6. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT. ----- 1720
7. PROPOSED FINISHED CONTOUR ----- 1720
8. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED FROM THE GLOBAL POSITIONING SYSTEM (GPS) STATION SAN ANTONIO RRP P.I.D.# AY2157 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
9. STATE PLANE COORDINATES ARE GRID
10. SCALE FACTOR IS 0.99936
11. ROTATION GRID TO PLAT IS 00°00'04"
12. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
14. CONTROL MONUMENTS AS SHOWN
15. IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENT IS A 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP.
16. BASIS OF BEARINGS RECITED HEREIN IS A SURVEY PLAT PROVIDED BY NORTHSTAR LAND SURVEYING DATED NOVEMBER 2, 1998, WITH A JOB NO. OF 10-98-0001



SHEET 1 OF 2 REPLAT & SUBDIVISION PLAT OF CANTERBURY SUBDIVISION UNIT 1

BEING A REPLAT OF A 30' DRAINAGE & WATER ESM'T. (0.926 AC.), AND A SUBDIVISION PLAT OF 27.534 ACRES OF LAND OUT OF N.C.B. 11493, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 25.011 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ARMADILLO CONSTRUCTION CO.
BY: NORMAN T. DUGAS

DULY AUTHORIZED AGENT
STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NORMAN T. DUGAS KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 10 DAY OF OCTOBER, A.D., 2000.

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
6800 Park Ten Blvd., Suite 180 South • San Antonio, Texas 78213 • (210)734-5351

DRAWN BY: A.R. JOB ORDER NO. 46643.00

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER
SWORN TO & SUBSCRIBED BEFORE ME THIS 10 DAY OF OCTOBER, A.D., 2000.

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO & SUBSCRIBED BEFORE ME THIS 10 DAY OF OCTOBER, A.D., 2000.

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF CANTERBURY SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 8 DAY OF OCTOBER, A.D., 2000.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF OCTOBER, A.D., 2001, AT 1:05 P.M. AND DULY RECORDED THE 14th DAY OF OCTOBER, A.D., 2001, AT 8:40 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9551

ON PAGE 172

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 14th DAY OF OCTOBER, A.D., 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

VRP # 04-06-127

AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS WINDSOR PLACE SUBDIVISION UNIT 1, RECORDED IN VOL. 6700, PGS. 112-114, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	118°31'	1314.10'	15.01'	30.01'	30.01'
C2	27°03'29"	420.00'	101.06'	198.35'	196.31'
C3	15°35'13"	370.00'	50.64'	100.66'	100.35'
C4	122°57'	1243.00'	15.00'	29.99'	29.99'
C5	15°35'13"	400.00'	54.75'	108.82'	108.48'
C6	27°03'29"	390.00'	93.84'	184.18'	182.47'
C7	197°42'31"	1243.00'	208.82'	413.78'	411.87'
C8	2°37'07"	1314.10'	30.03'	60.06'	60.05'
C9	3°37'22"	1455.00'	46.01'	92.00'	91.98'
C10	3°40'40"	1505.00'	48.32'	96.60'	96.59'
C11	4°17'38"	1615.00'	60.54'	121.03'	121.00'
C12	17°41'56"	1665.00'	259.23'	514.33'	512.29'
C13	47°13'22"	40.00'	17.49'	32.97'	32.04'
C14	47°13'22"	45.00'	24.04'	45.33'	44.06'
C15	4°02'40"	475.00'	16.77'	33.53'	33.52'
C16	41°51'14"	525.00'	19.50'	38.98'	38.97'
C17	147°06'	1615.00'	25.16'	50.31'	50.31'
C18	5°10'28"	1615.00'	72.98'	145.85'	145.80'
C19	47°30'00"	39.50'	17.38'	32.75'	31.82'
C20	27°05'19"	390.00'	93.95'	184.38'	182.67'
C21	41°02'23"	610.00'	22.22'	44.43'	44.42'
C22	13°47'19"	440.00'	53.20'	105.89'	105.83'
C23	3°44'06"	600.00'	19.56'	39.11'	39.11'
C24	13°47'19"	430.00'	51.99'	103.47'	103.23'
C25	13°47'19"	370.00'	44.73'	89.04'	88.82'
C26	3°44'06"	600.00'	19.56'	39.11'	39.11'
C27	12°59'50"	600.00'	7.84'	15.68'	15.68'
C28	51°35'56"	600.00'	27.41'	54.79'	54.77'
C29	94°01'37"	5.00'	5.36'	8.21'	7.32'
C30	89°42'28"	5.00'	4.97'	7.83'	7.05'
C31	4°34'21"	450.00'	17.97'	35.91'	35.90'
C32	67°11'32"	5.00'	5.32'	8.98'	8.53'
C33	10°31'32"	15.00'	18.93'	27.02'	23.51'
C34	12°55'56"	450.00'	51.00'	101.57'	101.35'
C35	98°32'44"	10.00'	11.61'	17.20'	15.16'
C36	8°20'00"	5.00'	4.35'	7.16'	6.56'
C37	84°04'24"	5.00'	4.51'	7.34'	6.70'
C38	95°28'53"	10.00'	11.01'	16.66'	14.80'
C39	149°07'	1455.00'	23.09'	46.19'	46.18'
C40	2°03'22"	1505.00'	27.01'	54.01'	54.01'
C41	3°32'36"	1455.00'	45.01'	89.98'	89.97'
C42	3°48'47"	1505.00'	50.10'	100.16'	100.14'
C43	5°36'13"	1455.00'	71.21'	142.30'	142.24'
C44	5°09'30"	1505.00'	67.79'	135.50'	135.45'
C45	90°18'23"	25.00'	25.14'	39.41'	35.45'
C46	34°56'40"	30.00'	9.44'	18.30'	18.01'
C47	16°01'24"	50.00'	286.66'	139.81'	98.51'
C48	6°26'44"	1615.00'	90.94'	181.68'	181.59'
C49	2°27'59"	440.00'	9.47'	18.94'	18.94'

INDEX MAP

SCALE: 1" = 400'

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Book: 9551

Page: 173

Filed: 8/19/2001

8:14:45 AM

COUNTY CLERK

BEFOR COUNTY

RECORDS

MANAGEMENT

RECORDS

MANAGEMENT

RECORDS

MANAGEMENT

RECORDS

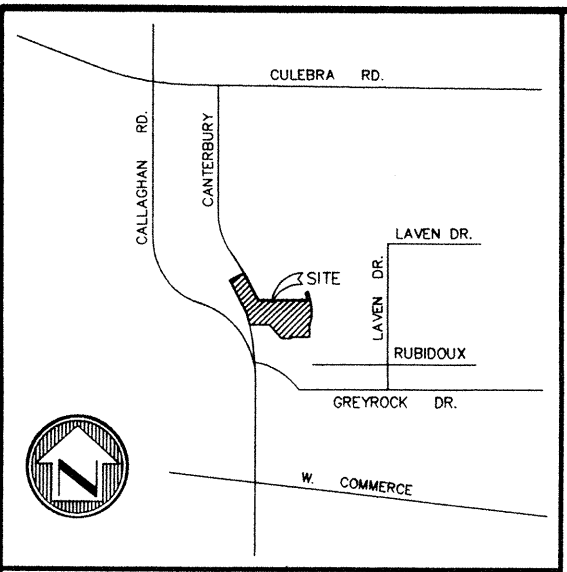
MANAGEMENT

RECORDS

MANAGEMENT

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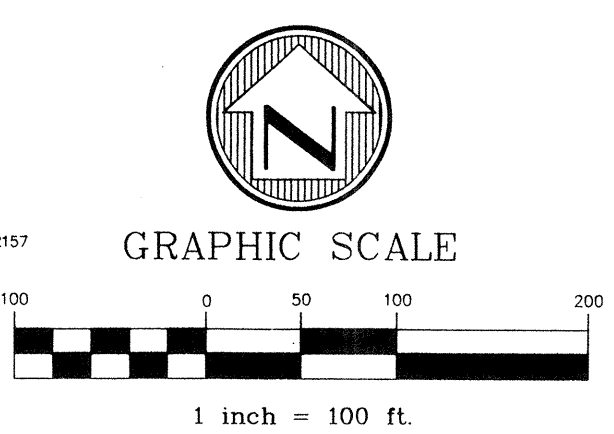
MANAGEMENT



LOCATION MAP

- "C.P.S. NOTES AND LEGEND"**
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY AND APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 2.) ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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 - 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- "GENERAL NOTES"**
- 1.) BUILDING SETBACK LINE
 - 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
 - 3.) ELECTRIC & CABLE TELEVISION EASEMENT
 - 4.) TELEPHONE & CABLE TELEVISION EASEMENT
 - 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT
 - 7.) PROPOSED FINISHED CONTOUR
 - 8.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.P.R. P.I.D.# AY2157 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID. SCALE FACTOR IS 0.999836. ROTATION GRID TO PLAT IS 0°00'04"
 - 9.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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 - 12.) BASIS OF BEARINGS RECITED HEREIN IS A SURVEY PLAT PROVIDED BY NORTHSTAR LAND SURVEYING DATED NOVEMBER 2, 1998, WITH A JOB NO. OF 10-98-0601



000209

SHEET 2 OF 2

REPLAT & SUBDIVISION PLAT
OF
**CANTERBURY SUBDIVISION
UNIT 1**

BEING A REPLAT OF A 30' DRAINAGE & WATER ESM'T. (0.926 AC.), AND A SUBDIVISION PLAT OF 27.534 ACRES OF LAND OUT OF N.C.B. 11493, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 25.011 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ARMADILLO CONSTRUCTION CO.
BY: NORMAN T. DUGAS

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NORMAN T. DUGAS KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 29th DAY OF OCTOBER, A.D., 2000.

Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

WFC A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

DRAWN BY: A.R. JOB ORDER NO. 46643.00

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Paul W. Denham
REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS 29th DAY OF OCTOBER, A.D., 2000.

Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Dion P. Albertson
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS 29th DAY OF OCTOBER, A.D., 2000.

Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

THIS PLAT OF CANTERBURY SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED FOR RECORD.

DATED THIS 8th DAY OF November, A.D., 2000.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: *Edna J. Wanda* CHAIRMAN

BY: *Amber M. Wanda* SECRETARY

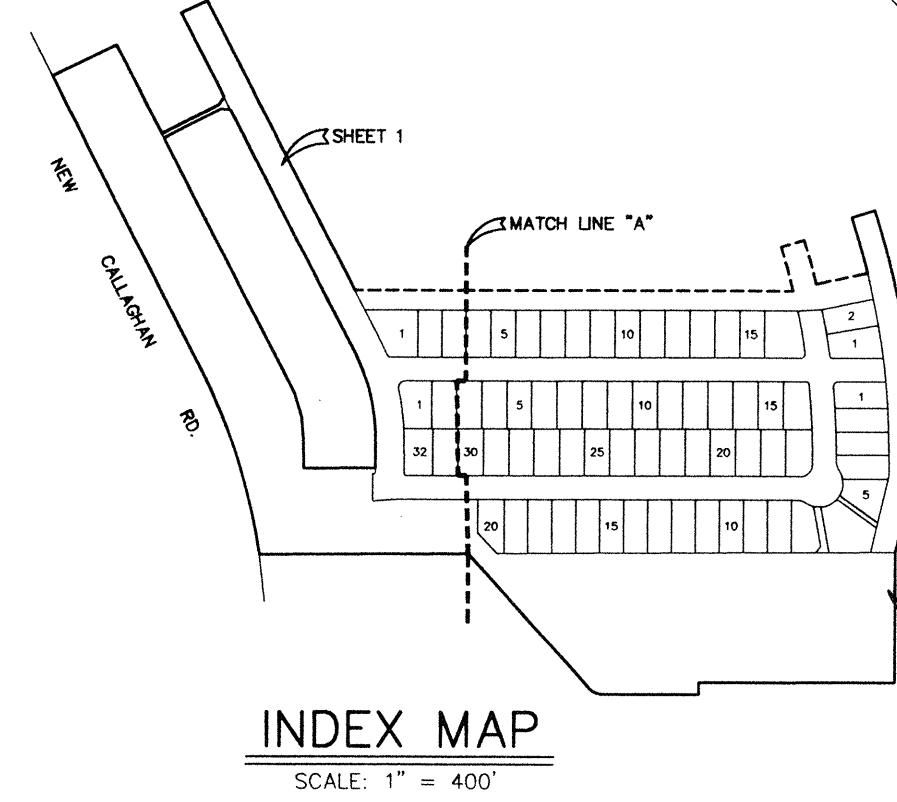
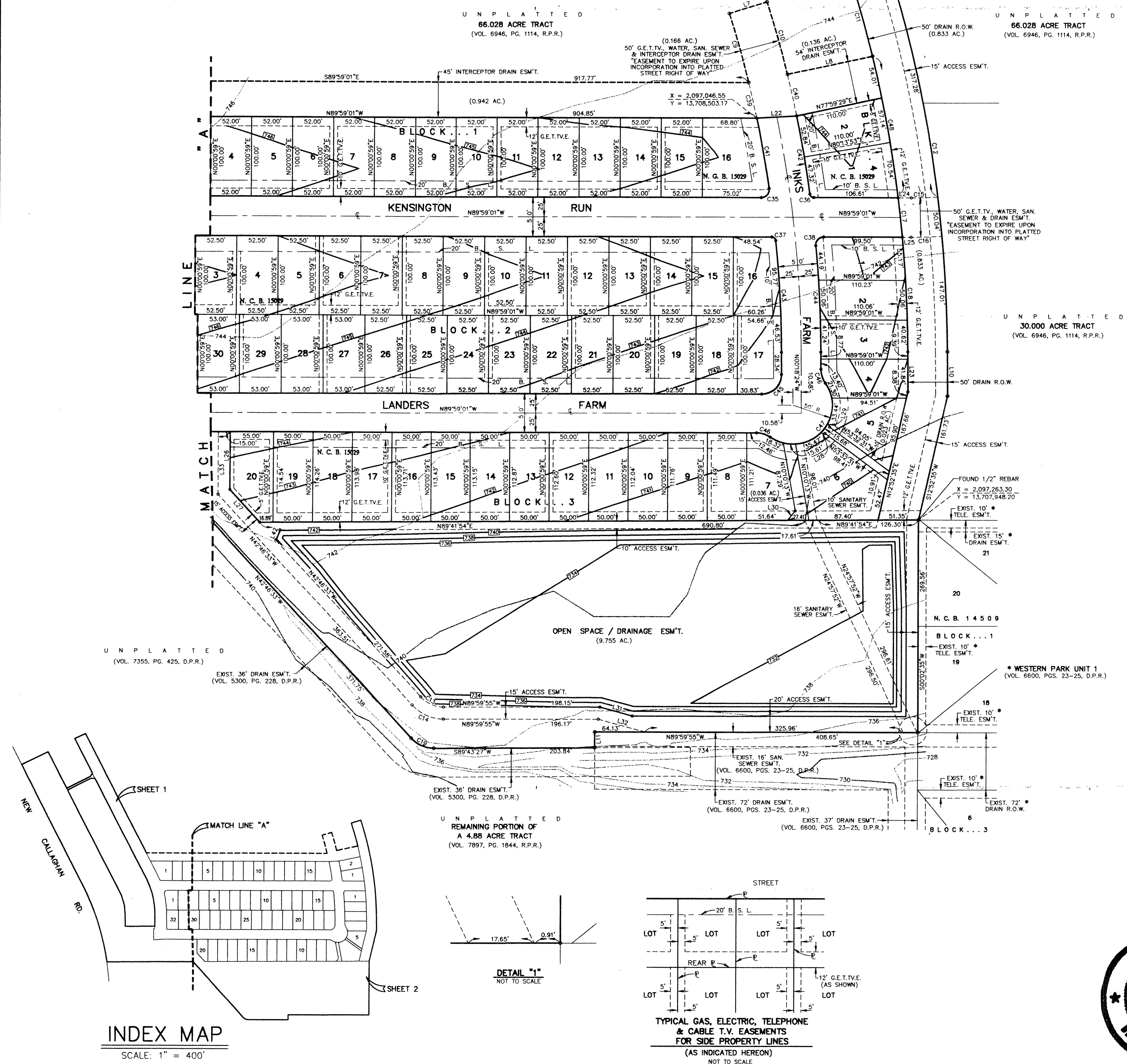
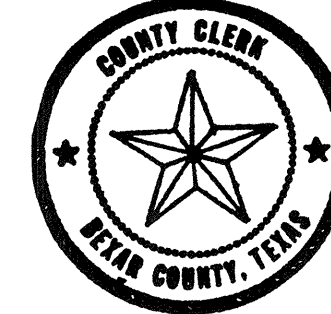
STATE OF TEXAS)
COUNTY OF BEXAR)

I, *Gail R. Rieker* COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14th DAY OF August, 2001, AT 1:05 P.M., AND DULY RECORDED THE 14th DAY OF August, 2001, IN BOOK VOLUME 9551 OF SAID COUNTY, IN BOOK VOLUME 173.

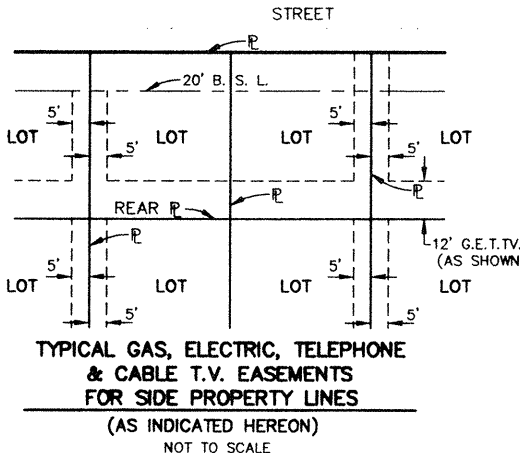
ON PAGE 173, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 14th DAY OF August, 2001.

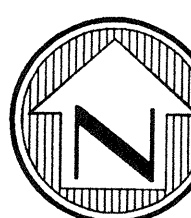
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Amber M. Wanda* DEPUTY

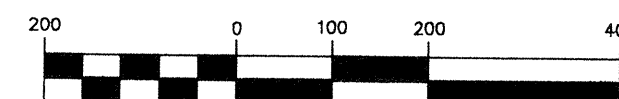


INDEX MAP
SCALE: 1" = 400'





GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

<u>UNIT</u>	<u>LOTS</u>	<u>ACRES</u>
1	71	19.08
2	57	11.26
3	62	12.00
4	68	11.60
5	94	15.67
6	59	9.69
7	19	8.30
TOTAL	430	87.60

UTILITIES

WATER: SAN ANTONIO WATER SYSTEMS
SEWER: SAN ANTONIO WATER SYSTEMS
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:

ARMADILLO CONSTRUCTION COMPANY, INC.
P.O. BOX 2519
LAREDO, TX 78004

P.O.A.D.P.
for
CANTERBURY TRACT



W.F.C. A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

JOB NO. 46643.00

FILE: _____

DATE: 09/15/99

DESIGN: _____

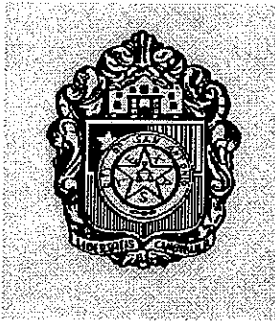
DRAWN: B.H.

CHECKED: _____

SHEET 1 OF 1

VRP# 04-06-127

Permit File # 04-06-127



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-06-127
Assigned by city staff

Date: _____

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: FIELDSTONE COMMUNITIES
Phone: 491-7600 Fax: 497-8290
Address: 21232 GATHERING OAKS STE 103
City: SA State: TX Zip code: 78258
Engineer/Surveyor: W.F. CASTELLA
Address: 6800 PARK TEN BLVD STE 180
City: SA State: TX Zip code: 78213

04 JUN -3 PM 2:23
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

(b) Name of Project: CANTERBURY TRACT ROAD # 658

(c) (k) Site location or address of Project and Legal description:

CALLAGHAN ROAD NEAR GREY ROCK DR.

Council District 6 ETJ _____ Over Edward's Aquifer Recharge? () yes (x) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 87.60 ACRES
 (e) Total area of impervious surface, in square feet NA
 (f) Number of residential dwellings units, by type; 430 SINGLE-FAMILY
 (g) Type and amount of non-residential square footage; NA
 (h) Phases of the development, (If Applicable); 7

4. What is the date the applicant claims rights vested for this Project? 1/10/2000

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

STREET, DRAIN, WATER, SEWER CONSTRUCTION IN
UNITS 1-4

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

04 JUN -3 PM 2:23
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

Permit File # 04-06-127

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: CANTERBURY TRACT # 658

Date accepted: 1/10/2000 Expiration Date: 7/11/2001 MDP Size: 87.60 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: CANTERBURY UNIT 1 Plat # 000209 Acreage: 25.011 Approval

Date: 11/8/00 Plat recording Date: 8/10/01 Expiration Date: NA Vol./Pg. 955/172

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

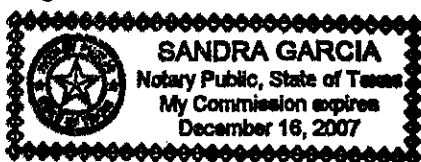
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Jesse T. Murphy Signature: [Signature] Date: 5/27/04

Sworn to and subscribed before me by Jesse T. Murphy on this 27th day of May in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

Permit File # 04-06-127

City of San Antonio use

Permit File: # 04-06-127
Assigned by city staff

Date: _____

☒ Approved w/c

☐ Disapproved

Review By: MDJ
Development Services Department

Date: 7/16/04

Comments: Approved with conditions

At such time as a plot located in the
Canterbury Tract P.O.D.P. # 658 is
submitted, and such plot conforms to
P.O.D.P. # 658, the application / plot
can be approved for Vested Rights
effective 01/01/2000,
provided all other vested rights requirements
are met.

04 JUN -3 PM
OFFICE OF DIRECTOR



City of San Antonio

Vested Rights Permit APPLICATION

DEVELOPMENT SERVICES
2004 JUL -8 A 10:40

Permit File: #VRP 04-06-127

Received: June 4, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

☐ Approval ☒ Disapproval ☐ Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By:


Norbert J. Hart
Assistant City Attorney

Date: July 6, 2004

Comments: Recommend that vested rights be disapproved as submitted. At such time as a plat located in the Canterbury Tract POADP #659 is submitted and such plat conforms to POADP #658, the application/plat can be approved for vested rights effective January 10, 2000, provided all other vested rights requirements are met.